

Application for listed building consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas) Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	Mr	First name:	Nicolas
Last name:	Cole		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	The Glade		
Address 1:	The Glade		
Address 2:			
Address 3:			
Town:	Letchworth Garden City		
County:	Herts		
Country:	England		
Postcode:	SG6 3LN		

2. Agent Name and Address

Title:	Mr	First name:	Thomas
Last name:	Postlethwaite		
Company (optional):	ROSEBURY		
Unit:		House number:	8
		House suffix:	
House name:			
Address 1:	Woodland Way		
Address 2:			
Address 3:			
Town:	Baldock		
County:	Herts		
Country:	England		
Postcode:	SG7 6LR		

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

Removal of infills installed in late 20th century to Dining, Reception, Lounge and front entrance.
Lounge to then have a side wall extended within the canopy area.
Kitchen rear window to be replaced with double french casement doors with side windows.
Bed 3 window removed and replaced with double french doors with windows either side allowing access to the new FF timber balcony.
Existing swimming pool outbuilding to be removed and replaced with new building.
New greenhouse to rear garden

Has the work already started without consent? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? ☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House
number:

House
suffix:

House
name:

The Glade

Address 1:

The Glade

Address 2:

Address 3:

Town:

Letchworth Garden City

County:

Herts

Postcode
(optional):

SG6 3LN

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:
Alex Howard

Reference:
Phone conversation

Date (DD/MM/YYYY):
(must be pre-application submission) 25.11.2025

Details of pre-application advice received?

The proposed removal of the infill areas to bring the house back to the original design in principle would appear acceptable.
The proposed new swimming pool outbuilding to match the original Quaker meeting house footprint and siting would appear reasonable, and also the proposed greenhouse to match the original one in siting and size.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Mr Tim Haywood - Ashley

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	White smooth rough cast render to GF lower areas. Red small plain tile hanging to FF areas	To match existing	☐	☐
Roof covering	Small plain brown tiles	Retained	☐	☐
Chimney	Generally red multi stock bricks	Retained	☐	☐
Windows	Timber painted white casements with leaded light finish	New heritage style doubled glazed with leaded light finish to replace existing	☐	☐
External doors	White painted timber with glazed areas	to match existing	☐	☐
Ceilings	Generally Plaster & lathe with plasterboard to areas	to match existing	☐	☐
Internal walls	Plaster to masonry walls with plasterboard to stud walls	to match existing	☐	☐
Floors	GF - timber boards & tiles FF - Timber boards	Retained	☐	☐
Internal doors	White 9 panel timber doors	Retained	☐	☐
Rainwater goods	Mixture of cast iron and upvc black HR gutters and 68mm dia. rwp's	to match existing	☐	☐
Boundary treatments (e.g. fences, walls)	1.8m high close board fencing	Retained	☐	☐
Vehicle access and hard standing	Light coloured gravel access drive	Light coloured gravel on a resin bed	☐	☐
Lighting			☐	☐
Others (add description)	Swimming pool outbuilding clad in brown boarding with a felt pitched roof	New outbuilding clad in black boarding with a flat roof	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

If Yes, please state plan(s)/drawing(s) references:

01-09/NC/26

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☒ No
- c) Demolition of a part of the listed building: ☒ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	1078.76
ii) What is the volume of the part to be demolished?(cubic metres)	42.67
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	circa 1950

Please provide a brief description of the building or part of the building you are proposing to demolish:

Removal of 20th century GF infills to canopy areas and 20th century GF side lounge extension

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To take the building back to its original design

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? ☐ Yes ☒ No
- b) Works to the exterior of the building? ☒ Yes ☐ No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

Drawing No.s 01-08/NC/26

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☐ No

☒ Don't know

If Yes, please provide the result of the application:

14. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Signed - Applicant:

Or signed - Agent:

T Postlethwaite

Date DD/MM/YYYY):

27.03.2026

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

14. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☒

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies* of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☒

The original and 3 copies* of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒

The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☒

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

T Postlethwaite

Date (DD/MM/YYYY):

27.03.2026

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: